



***City of Alexandria, Virginia***  
***Department of Planning & Zoning***

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit SUP#2016-0094

Approved by Planning and Zoning: January 6, 2017

Permission is hereby granted to: AB/FH Alexandrian Hotel Owner, LLC

to use the premises located at: 480 King Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

1/6/2017  
Date

KARL MORITZ/AD  
Karl Moritz, Acting Director  
Department of Planning and Zoning

DATE: January 6, 2017

TO: Alex Dambach, Division Chief  
Land Use Regulatory Services, Department of Planning and Zoning

FROM: Ann Horowitz, Urban Planner III  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0094  
Administrative Review for a Change of Ownership  
Use: Valet Parking  
Applicant: AB/FH Alexandrian Hotel Owner LLC  
Location: 480 King Street  
Zone: KR/King Street Retail

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### **Request**

Special Use Permit #2016-0094 is an administrative request to change the ownership of a valet parking service at The Alexandria Hotel located at 480 King Street from CLPF King Street Venture, LP to AB/FH Alexandrian Hotel Owner, LLC. The 24 hour, seven day a week, valet parking service would continue to offer valet parking for hotel guests, patrons of the on-site restaurant, and the general public. Valet parking attendants would service vehicles from a three space valet zone in front of the hotel on King Street. Vehicles would be parked in the 170-space hotel parking garage. No changes to the business are proposed.

### **Background**

City Council approved Special Use Permit #2007-0055 on September 6, 2007 for a valet parking service at the 228-room Hotel Monaco which includes a 150-seat restaurant. An SUP inspection in 2011 revealed violations of Conditions 2 and 3, which address encouraging employees to use mass transit and employee education of SUP conditions, respectively. The violations were immediately remedied. A recent SUP inspection revealed compliance with all conditions.

### **Community Outreach**

Public Notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Old Town Civic Association and the Old Town Business and Professional Association have been informed of the new restaurant application. Staff has not received any comments or concerns related to the request.

### **Staff Action**

Staff finds the change of ownership request to be reasonable as the applicant is also taking over the operation of the associated hotel and the restaurant. The valet service has proved beneficial for hotel and restaurant guests. Additionally, the availability of valet parking for the general public provides a valuable service for Old Town visitors who wish to efficiently and conveniently park in the neighborhood.

**CONDITIONS OF SPECIAL USE PERMIT #2016-0094**

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2007-0055)
2. **CONDITION DELETED AND REPLACED WITH CONDITION 14:** ~~The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP#2007-0055)~~
3. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP#2007-0055)
4. All parking in the garage will be attendant assisted parking. (P&Z) (PC) (SUP#2007-0055)
5. There shall be available at all times at least 20 garage spaces available for the public. (P&Z) (SUP#2007-0055)
6. The proposed valet parking zone shall be limited to a maximum of three on-street parking spaces on King Street and shall be limited to a maximum of 60 linear feet at the curbside. The size of the valet zone may be adjusted by the Directors of P&Z and T&ES as part of the review condition below. (T&ES) (P&Z) (SUP#2007-0055)
7. The valet parking services shall be provided 24 hours a day seven days a week and shall be heavily promoted to patrons. (T&ES) (P&Z) (SUP#2007-0055)
8. The valet parking zone is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the underground parking garage. A vehicle(s) is not permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. The valet operator shall store all valet parked vehicles in underground parking garage or other approved off-street location for uses contained on-site. (T&ES) (SUP#2007-0055)
9. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively within the boundaries of the designated valet parking area. Double parking, staging outside the valet parking area as defined herein, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle

SUP #2016-0094  
480 King Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0094. The undersigned also hereby agrees to obtain all applicable licenses and permits required for valet parking at 480 King Street.



\_\_\_\_\_  
Applicant – Signature

\_\_\_\_\_  
February 3, 2017

Date

\_\_\_\_\_  
AB/FH ALEXANDRIAN HOTEL OWNER, LLC

Applicant – Printed

\_\_\_\_\_  
February 3, 2017

Date

by  
Duncan W. Blair, Attorney for Applicant